027.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,027,800 / 1,027,800
					USE VALUE:	1,027,800 / 1,027,800
					ASSESSED:	1,027,800 / 1,027,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91	-93	OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANZELLI LAUREL A
Owner 2:	MURPHY BRIAN F
Owner 3:	
Street 1:	21 JEFFERSON ROAD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2848 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7198.000	515,000	4,000	508,800	1,027,800
Total Card	0.165	515,000	4,000	508,800	1,027,800
Total Parcel	0.165	515,000	4,000	508,800	1,027,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.95 | /Parcel: 360.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18723
GIS Ref:
GIS Ref:
Insp Date: 09/30/17

!2274!

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	515,000	4000	7,198.	508,800	1,027,800		Year end	12/23/2021
2021	104	FV	491,000	4000	7,198.	508,800	1,003,800		Year End Roll	12/10/2020
2020	104	FV	491,100	4000	7,198.	508,800	1,003,900	1,003,900	Year End Roll	12/18/2019
2019	104	FV	379,100	4000	7,198.	540,500	923,600	923,600	Year End Roll	1/3/2019
2018	104	FV	379,100	4000	7,198.	394,300	777,400	777,400	Year End Roll	12/20/2017
2017	104	FV	354,900	4000	7,198.	343,400	702,300	702,300	Year End Roll	1/3/2017
2016	104	FV	354,900	4000	7,198.	292,500	651,400	651,400	Year End	1/4/2016
2015	104	FV	315,000	4000	7,198.	286,200	605,200	605,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:16:32

LAST REV

Date	Time
10/16/17	10:52:48
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2274

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENCH LAWRENCE/	30256-140		6/4/1999		300,000	No	No		
COSTELLO CHRIST	25609-531		8/29/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	18723
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
4/5/2000	Measured	263	PATRIOT
8/10/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7198		Sq. Ft.	Site		0	80.	0.88	1									508,755						508,800	

Total AC/HA:	0.16524	Total SF/SM:	7198	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	508,755	Spl Credit		Total:	508,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06095886
Const Adj.:	0.98000199
Adj $ / SQ:	187.154
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	699750
Depreciation:	184734
Depreciated Total:	515016

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

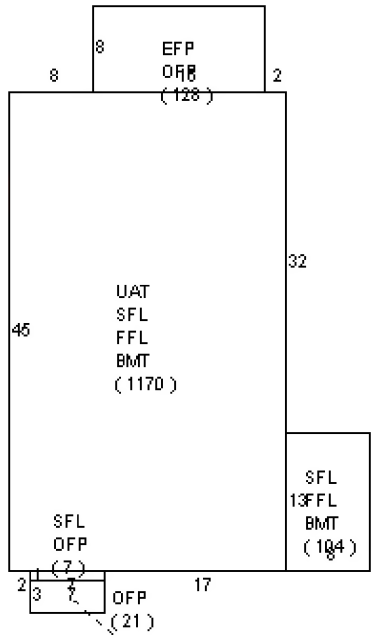
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.15
Special Features:	0	Val/Su Net:	116.89
Final Total:	515000	Val/Su SzAd	201.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,281	187.150	239,744
BMT	Basement	1,274	56.150	71,530
FFL	First Floor	1,274	187.150	238,434
UAT	Upper Attic	293	131.010	38,320
OFP	Open Porch	156	26.540	4,140
EFP	Enclos Porch	128	47.520	6,083

Net Sketched Area:	4,406			Total:	598,251
Size Ad	2555	Gross Area	5283	FinArea	2848

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	FR	1925	21.94	T	50	104			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000